



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU12-00020 Paseo del Este Boulevard Unit One  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** April 5, 2012  
**Staff Planner:** Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)  
**Location:** North of Eastlake and East of Paseo del Este  
**Acreage:** 4.323 acres  
**Rep District:** ETJ  
**Existing Use:** Vacant  
**Existing Zoning:** ETJ  
**Proposed Zoning:** ETJ  
**Nearest Park:** Ranchos del Sol Park (1.3 miles)  
**Nearest School:** Options Alternative School (1.3 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** Hunt Mission Ridge, LLC and Texas General Land Office  
**Applicant:** Hunt Communities Holding GP, LLC  
**Representative:** TRE & Associates

### **SURROUNDING ZONING AND LAND USE**

**North:** ETJ / Residential Neighborhood  
**South:** ETJ / Residential Neighborhood  
**East:** ETJ / Vacant  
**West:** ETJ / Vacant

**THE PLAN FOR EL PASO DESIGNATION:** Suburban (Drivable).

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 4.323 acres of land for construction of Paseo del Este Boulevard. The applicant proposes an approximately 0.3 mile extension of a minor arterial road and 120 feet of right-of-way in order to provide access to Mission Ridge Unit Six. Minor arterial cross-sections under Title 19 Design Standards for Construction cross-sections of the previous code call for 76 feet of right-of-way, however the applicant is proposing 120 feet of right-of-way.

The applicant is requesting the following modification:

- to allow for a modified minor arterial to include 76 feet of roadway, 6 foot bike paths on both sides, 24 feet of median, 5 foot parkways, and 5 foot sidewalks.

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modification request based on reason number three of the previous subdivision code and **approval** of Paseo del Este Boulevard Unit One on a Major Preliminary basis subject to the following conditions and requirements:

- Americas Estates Park Subdivision shall be recorded prior to or concurrent with Paseo del Este Boulevard Unit One and Mission Ridge Six to provide adequate access.

## **Planning Division Recommendation**

Planning recommends approval with a modification and a condition. The extension of 120 feet of right-of-way width follows the existing right-of-way width of Paseo del Este Boulevard. Furthermore, transition to a smaller right-of-way width would not be safe given the curvature of the road at this location. Per section 19.04.170.A.3 – Modification of conditions: The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety ... vehicular access and pedestrian passage.

## **Engineering & Construction Management - Land Development**

1. Provide complete Water, Sewer, and Drainage **Engineering Report for ETJ requirements (NOTE: FOR FINAL ONLY)**.
2. **Concrete Structure with Energy Dissipater** at the **Up and Down Stream** of the **flow path** will be required to control the future erosion at the proposed **Box Culvert Structure** on **Paseo Del Este Boulevard**.
3. All public improvements shall be complied with the **Drainage Design Manual DDM** and **Design Standards for Construction DSC**.

**The Subdivision is within Flood Zone “X”-Panel # 480212 0250B, dated September 4, 1991.**

## **EPDOT**

Department of Transportation has no objections.

1. Americas Estates Park Subdivision shall be recorded prior to Paseo del Este Boulevard Unit One and Mission Ridge Six to provide adequate access.

Note:

1. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

## **Parks and Recreation Department**

We have reviewed Paseo Del Este Boulevard #1, a major preliminary plat map and offer no objections to this application, therefore, recommend for approval. Please note that this Subdivision is being excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 Parks and Open Space as noted below.  
19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all

instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter: H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a public facility. (Ord. 16882 § 2 (part), 2008)

### **El Paso Water Utilities**

1. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo Del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

2. There is an existing twenty-four (24) inch water line that extends along the alignment of Paseo Del Este Boulevard approximately eighteen (18) feet north of the centerline. The water line has from 5 to 8 feet cover (top of ground to top of pipe) along this section of Paseo Del Este Boulevard. Typically twenty-four (24) inch water lines have 5-feet of cover (top of ground to top of pipe).

3. During the subdivision improvement work, the Owner/Developer shall safeguard the existing water main and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade. The proposed gradeline of Paseo del Este Boulevard shall satisfy the EPWU-PSB standards for pipeline cover along and over the existing 24” water main.

### **EPWU Stormwater Division**

No comments received.

### **Sun Metro**

No comments received.

### **El Paso Fire Department**

IFC 2009 Section 501.3; Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrants systems shall be submitted to fire department for review and approval prior to construction. Ensure prior to any construction that IFC 2009, section 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building. Section 503.2 Fire apparatus access roads shall be installed and arranged in accordance with section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, all weather surface. Section 507.1 Required water supply; an approved water supply shall be provided on premises prior to any building construction.

### **911**

No comments received.

### **Central Appraisal District**

No comments received.

### **El Paso Electric Company**

No comments received.

### **Texas Gas Company**

No comments received.

**Socorro Independent School District**

No comments received.

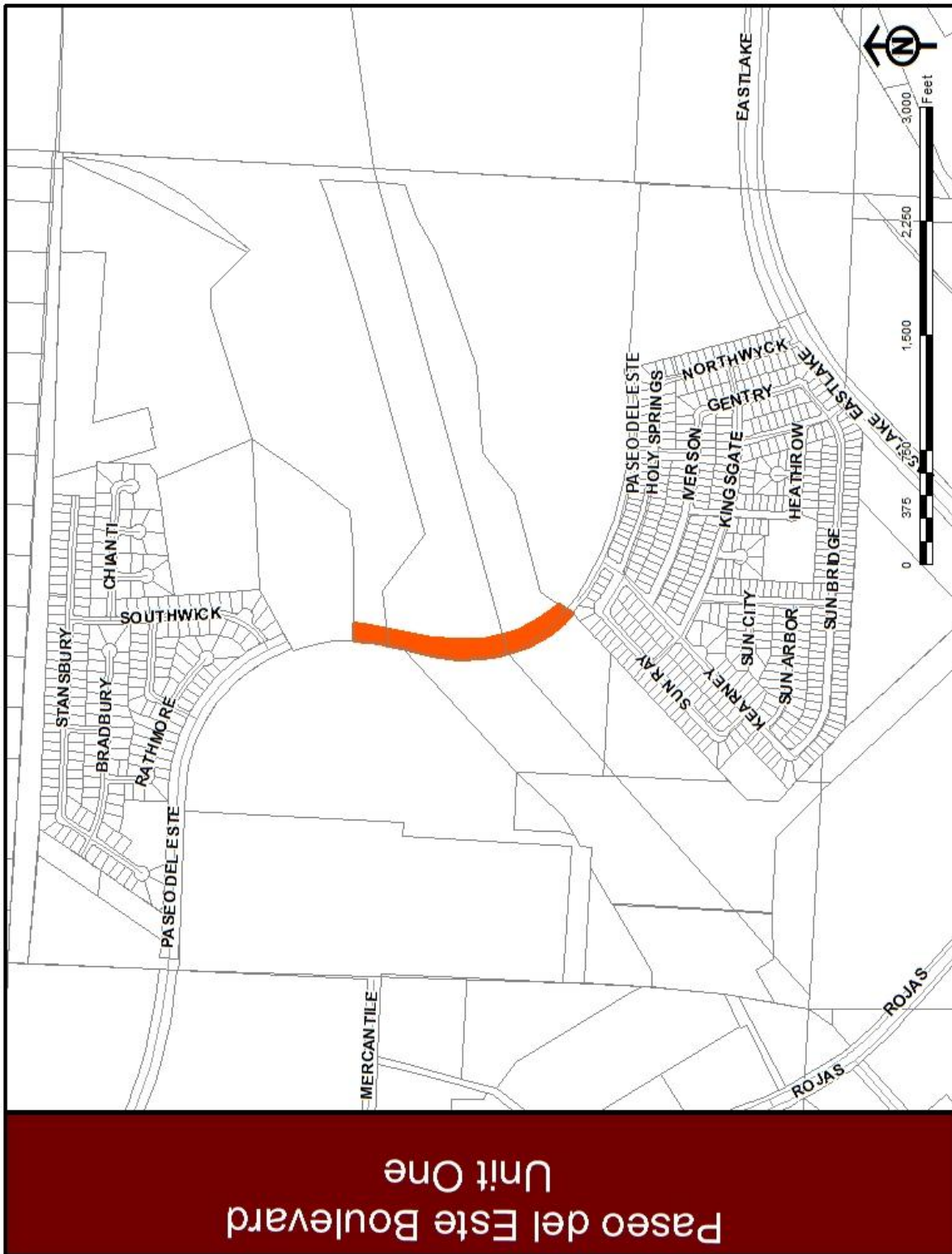
**Additional Requirements and General Comments:**

1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Final plat
4. Application
5. Modification Request

ATTACHMENT 1



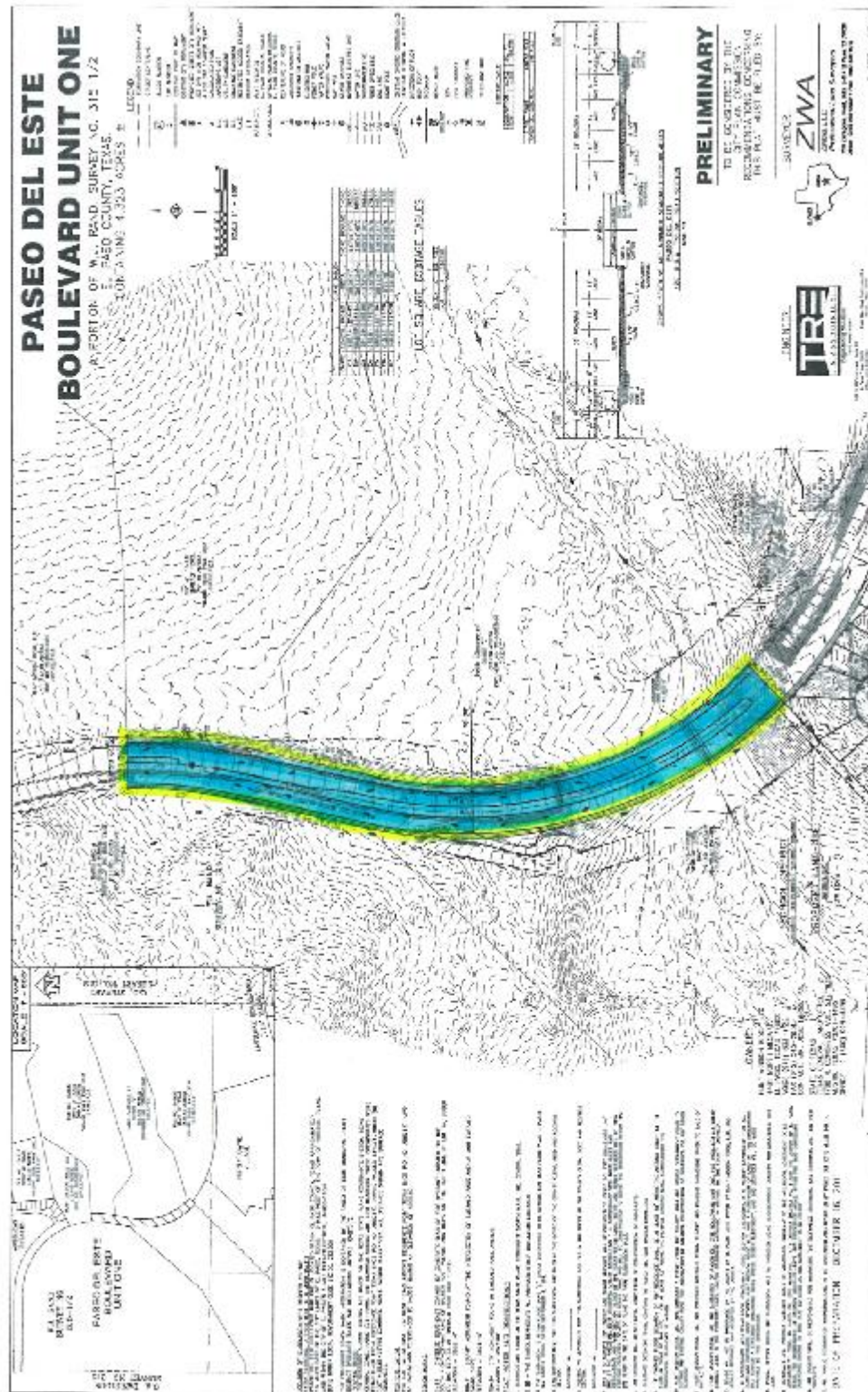


ATTACHMENT 2





## ATTACHMENT 3



## ATTACHMENT 4



### CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: 3/9/2012

FILE NO. SUSU12-00020

SUBDIVISION NAME: Paseo Del Norte Boulevard Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.):  
A Portion of W, J. Rand, Survey No. 315 1/2 El Paso County, Texas, Containing 4.323 Acres
2. Property Land Uses:
- |               | ACRES | SITES |                       | ACRES | SITES |
|---------------|-------|-------|-----------------------|-------|-------|
| Single-family | _____ | _____ | Office                | _____ | _____ |
| Duplex        | _____ | _____ | Street & Alley        | 4.323 | _____ |
| Apartment     | _____ | _____ | Ponding & Drainage    | _____ | _____ |
| Mobile Home   | _____ | _____ | Institutional         | _____ | _____ |
| P.U.D.        | _____ | _____ | Other (specify below) | _____ | _____ |
| Park          | _____ | _____ | Open Space            | _____ | _____ |
| School        | _____ | _____ | Total No. Sites       | _____ | _____ |
| Commercial    | _____ | _____ | Total (Gross) Acreage | 4.323 | _____ |
| Industrial    | _____ | _____ |                       |       |       |
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes \_\_\_\_\_ No \_\_\_\_\_
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Storm sewer RCP system conveying runoff from developed site into retention pond within Mission Ridge Unit Six.
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer is "Yes", please explain the nature of the modification or exception: \_\_\_\_\_
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_  
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).





Texas General Land Office

1700 N. Congress, Ste. 935

Austin, Texas 78701-1495 (800) 990-4456

Unit Mission Ridge, LLC

4401 N. Mesa

El Paso, TX 79902 (915) 533-7900

12. Owner of record

(Name & Address)

(Zip)

(Phone)

Unit Communities Holding GP, LLC

12. Developer 4401 N. Mesa, El Paso, Texas 79902

(915) 533-7900

(Name & Address)

(Zip)

(Phone)

TRE & Associates, LLC

14. Engineer 801 N. El Paso St. Ste. 150, El Paso, TX 79902 (915) 852-9093

(Name & Address)

(Zip)

(Phone)

CASHIER'S VALIDATION

ELL: \$1,901.00

OWNER SIGNATURE

REPRESENTATIVE

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

## Attachment 5



March 29, 2012

Mr. Raul Garcia  
Planning Department  
City of El Paso  
2 Civic Center Plaza, 5<sup>th</sup> Floor  
El Paso, Texas 79901

**Re: Mission Ridge Unit Six  
Modification Request for Paseo Del Este Blvd.  
TRE No.: 1502-10455-14**

Dear Mr. Garcia:

On behalf of Hunt Communities GP, LLC, TRE & Associates, LLC is respectfully requesting a modification from the 76 ft. R.O.W. Minor Arterial cross section as follows:

- **Modification Request for a 120 ft. R.O.W. Major Arterial Street:**  
We are asking for a modification request from the 76 ft. right-of-way Minor Arterial cross section to a proposed 120 ft. right-of-way Major Arterial. This request will allow a safe and convenient connection for the existing Paseo Del Este Blvd. at the end of the Americas Estates development to the existing Eastlake Estates Paseo Del Este Blvd. The two existing roadways consists of 120 ft. right-of-way, 24 ft. raised median, 38 ft. of roadway with a 6 ft. bike lane within, a 5 ft. sidewalk and a 5 ft. parkway. The proposed Paseo Del Este Blvd. will consist of the same cross to complete the missing section of approximately 1557 feet. See attached plat for cross section.

We respectfully request the above mentioned modification request to the roadway standards. Should you have any questions or need any additional information, please do not hesitate to contact me or Linda C. Troncoso at 915-852-9093.

Sincerely,  
**TRE & Associates, LLC**  
**TBPE Firm No. 13987**

Robert Romero, E.I.T.

RR:lct:rl

Cc: Ms. Linda C. Troncoso, P.E.; TRE & Associates, LLC  
Mr. Joe Lares, P.E.; Hunt Communities GP, LLC  
Mr. Joel Guzman; Hunt Communities GP, LLC